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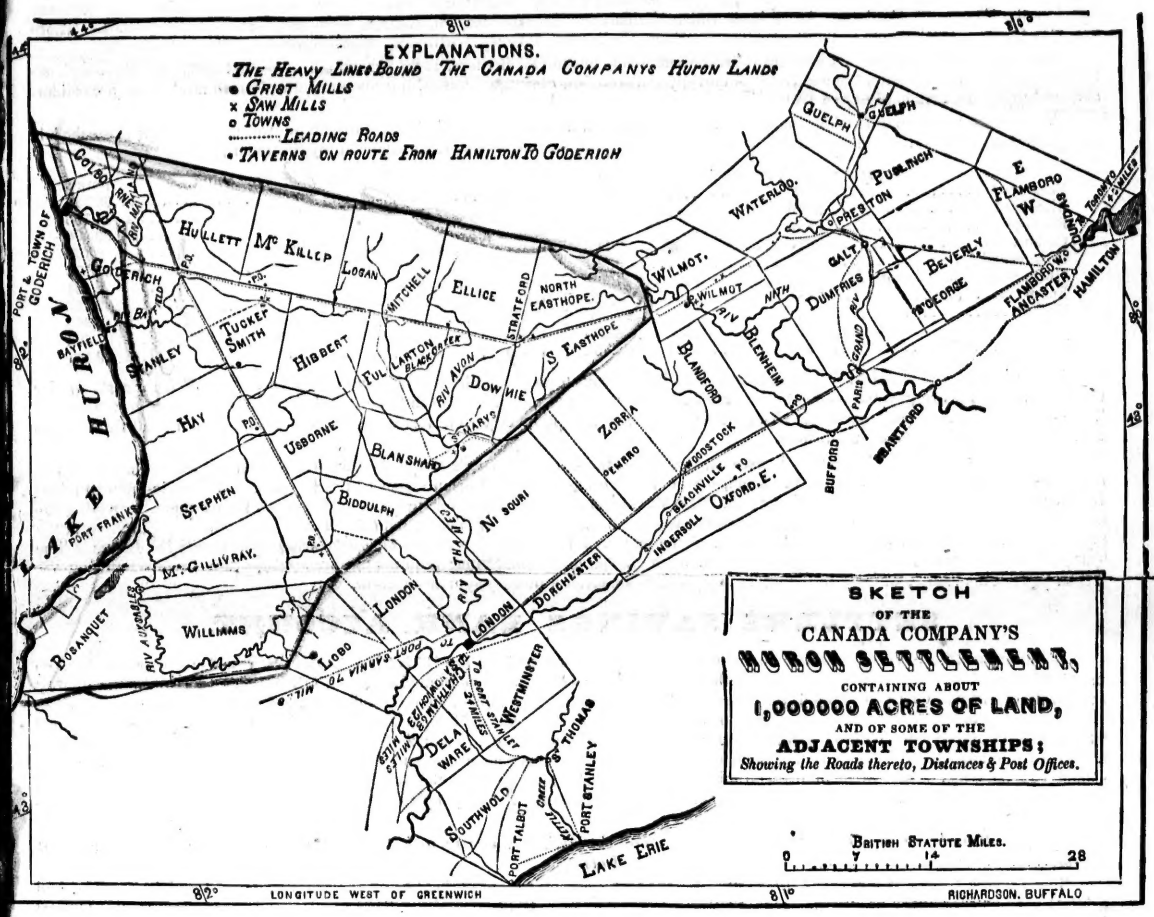

LANDS IN CANADA WEST (LATE UPPER CANADA).

THE ATTENTION OF

EMIGRANTS, OLD SETTLERS, AND OTHERS,

IS INVITED BY THE CANADA COMPANY TO THEIR

HURON LANDS,

Amounting to about 240,000 Acres, being the undisposed of part of the original BLOCK,

CONSISTING OF

ONE MILLION ACRES OF LAND;

Bounded by the Shores of Lake Huron for sixty miles.

The Land in the Canada Company's Huron Settlement is of the finest character, and of the description best adapted to the cultivation of Wheat. This Settlement possesses advantages which render it peculiarly eligible to every class of Settler: scarcely a bad Farm is to be found in it: it is well watered by living Streams, and the climate is most healthy. The principal Port is Goderich, the District Town, which has a population of about 1329—good Stores or Shops, Mechanics, a large Grist Mill, a Fulling and Carding Mill, an Iron Foundry, places of Religious Worship, resident Clergymen, and good Schools, where the higher branches of the Classics are taught, &c. &c. &c.

The Harbour of Goderich is situated at the confluence of the River Maitland with Lake Huron, and is a safe and commodious one.

The Huron Settlement is intersected by good Roads in various directions. There are two great leading Roads; one extending Eastward towards Hamilton, at the head of Lake Ontario, about sixty miles; the other Southerly, towards London, about forty-seven miles, where it is met by the Plank Road between Hamilton, London and Port Stanley; and there are about 240,000 acres still undisposed of.

This Settlement is admirably situated for securing the future prosperity of the Settler, from the advantages it possesses over more inland situations, through its water communication with the ocean, as Produce can be conveyed from Goderich to Montreal and Quebec for nearly the same charge as from places within thirty or forty miles land carriage of the Shipping Ports at the foot of Lake Ontario.

To the British and German Emigrant the Canada Company's Huron Settlement possesses peculiar attractions, since the population is almost exclusively British and German; and an Emigrant from Europe can hardly fail of meeting old neighbours already established in some part of the Settlement; and the result of a natural feeling on the part of persons emigrating, is, that certain localities in this manner have here assumed a National character, one old neighbour or countryman inducing another to follow him; and thus are found in the Company's Settlement localities in which Highlanders, Lowland Scotch, English, Irish and German, each prevail. There are also German Settlements in the Townships of Ellice, Fullarton, Downie, North and South Easthope, Hay, and Stephen.

One great inducement which the Huron Settlement holds out to Old Settlers, is the manufacture of POTASH, and for which no land in the Province is better adapted, as it is entirely timbered with the best kinds of HARD WOOD; and Potash now forms a considerable and profitable article of export from it.

A reference to the map heading this prospectus will shew the situation of the different Townships, and the following is a schedule of the lands open for sale or lease in each of them respectively, and of the Population, as shewn by the recent census:—

Population of Townships.		Acres.	Population of Townships.		Acres.
Bosanquet	1093	21,977	Logan	698	36,785
Blanshard	2789	1,761	McGillivray	1718	11,755
Biddulph	2081	600	McKillop	848	33,406
Colborne	921	2,898	Stanley	2064	2,762
Downie and Gore	2727	3,561	Stephen	742	32,734
North and South Easthope	4138	7,399	Tuckersmith	1727	2,421
Fullarton	1750	3,879	Usborne	1484	2,773
Hullett	955	12,390	Williams	2300	6,365
Hibbart	1191	4,473	Goderich	4040	864
Hay	985	22,794	Ellice	1328	29,141

These Lands are offered for disposal on the most advantageous terms, either by way of *Lease* for ten years, or of *Sale* for *cash*. Under the Lease, the rents are payable on the 1st of February each year, and they are about the interest on the cash upset price at 6 per cent. The cash price is, generally speaking, 15s. an Acre, with the exception of a few lots valued at 20s., and when leased from one to three Rents will be required in advance.

The peculiarity of the Company's Leases is, that under them the Company's Settler has secured to him the entire benefit of his improvements, and increased value of the Land,—as he is guaranteed the right of purchase of the Land, at a fixed price named in the Lease, at which he may at any time during the TEN YEARS demand the Deed for the Freehold:—thus, for example, by paying the moderate Annual Rent and no more, he secures the use of the Land for Ten Years, and *then*, if he chooses, he may purchase at the price stated in the Lease, or reject it altogether, as he may find it to his advantage—*the option being entirely with the Lessee.* The Company will, however, make a liberal deduction upon the price, if the Settler requires to purchase the Land before expiring the Tenth year of his Lease, and by so doing, he will of course save all future payment of Rent.

SETTLER'S SAVINGS BANK ACCOUNT.

In order to afford every assistance to industrious and provident Settlers, the CANADA COMPANY will receive any sum, no matter how small the amount may be, for which their Lessee Settlers may not have immediate want, ON DEPOSIT—and allow interest at the rate of SIX PER CENT. per annum for the same; but it is clearly understood, that the full amount with interest accrued, shall at all times be at the disposal of the Settler, without notice. For this purpose the Company have opened an Account, which is termed "SETTLERS' PROVIDENT OR SAVINGS BANK ACCOUNT,"—thus affording to the prudent Settler every facility for accumulating sufficient money to purchase the Freehold of the Land which he *Leases*, whenever he chooses to do so, within the term of TEN YEARS; but should bad harvests, or any other unforeseen misfortunes visit him, he has always the amount deposited, with Interest accrued, at his disposal to meet them. The advantages of this account are confined to the Company's actual Lessee Settlers, during the continuance of their Leases.

In case of there being any Occupants or Improvements on the land, it is necessary that the full particulars, including the value of the improvements, should accompany the Application for the Lots.

The Canada Company's Huron Settlement is known to be one of the most healthy and fertile Tracts of Land in Canada, and exhibits very extraordinary progress. This Settlement, in the year 1842, contained 7101 souls: and, according to the Official Returns recently completed for the Board of Statistics, the population of the Company's Huron *Settlement* exceeds 36,000 souls—showing an increase of about 29,000 in ten years, and that the population has nearly quintupled itself in ten years; a progress in settlement of a tract of land scarcely exceeded in any part of America.

The COMPANY'S Lands are in Blocks, therefore affording facility for the undivided settlement of Families and Friends.

TABLE OF DISTANCES FROM HAMILTON TO GODERICH.

Via WILMOT.	Miles.	Via LONDON.	Miles.
Hamilton to Dundas	5	Hamilton to Brantford	26
" to Preston	17	" to Oxford	30
" to Wilmot Village	17	" to London	30
" to Stratford, in Easthope	17½	" to Goderich	59
" to Mitchell, in Logan	12		
" to Goderich	33		
	101½		145

Waggon-hire, with pair of Horses, carrying 18 cwt., per day,	£0	15	0
Do. Oxen, do. do.	0	7	6
Stage-hire, for Passengers, about, per mile, each	0	0	3

☞ The centre of the Canada Company's Huron Settlement is ninety miles South from the new Government Settlement in Owen's Sound.

The Canada Company's Huron Settlement is fifty-five miles from Hamilton, at the head of Lake Ontario, and is twelve miles from London. Steamers ply daily from Lewiston and Niagara to Hamilton and Toronto, forty miles; and the distance by Railway from Buffalo to Lewiston, is 20 miles. There are also Steamers constantly passing from Rochester and Oswego to Toronto and Hamilton. A steamboat leaves Buffalo twice a-week for Port Stanley, on Lake Erie, distant 120 miles: London, by the plank road, is thence 24 miles.

☞ The Canada Company have also for disposal Land in Blocks containing from Three Thousand to Nine Thousand acres each, in the Western District; and in One and Two Hundred acre Lots, scattered throughout almost every township in Canada West.

☞ Every requisite information upon the HURON and CANADA COMPANY'S other Lands in the Province, will be furnished, *Free of Charge*, by application (if by letter, Post-paid) to the CANADA COMPANY'S OFFICE, at TORONTO, and GODERICH, and at Stratford, C. W.

A paper, containing full and complete information upon Canada for intending Emigrants of all classes, printed in the English and German languages, for transmission to Europe, may be had *gratis* at either of the Canada Company's Offices in England or in the Province, or at H. M. Emigrant Office at Quebec, at which port the Canadian Government have recently appointed Mr. J. SINN, a German, as their Agent, to assist and protect the German Emigrants.

CANADA COMPANY'S OFFICE,
Frederick-Street, Toronto, and Goderich,
30th April, 1852.

REPORT,

By the Clerk of the Peace of the United Counties of Huron, Perth and Bruce, upon the state of Crime within the said United Counties, during the year 1850.

TO THE HONOURABLE BOARD OF REGISTRATION AND STATISTICS, TORONTO:

There are few circumstances in the history of an infantile settlement, more delightful to the statist or philanthropist, than the contemplation of the diminution of crime, and advancement of the prosperity of a people, or that tell more forcibly in favour of the good government of mankind, than when they are accompanied by active industry, full employment, and the real prosperity of a large, miscellaneous and contented community.

Moreover, the facts which I am about to adduce in support of the above sentiments are big with enquiry and contemplation, both to the philosopher and the politician. Indeed it cannot be disputed in the present day, that the melioration of the condition of the people in all civilized countries under free and liberal governments, can only prosper and go hand in hand with just, equitable and humane legislation.

To the individual intelligence of the Magistracy—now ramified over the length and breadth of the two senior counties—and by their benevolent and upright discharge of the administration of justice in accordance with the law of the land—to the absence also of political and sectarian animosity, but principally to the industry and morality of the people, are we mainly indebted for the remarkable diminution of crime which adorns the period in these united counties since the census in 1848.

But as facts are better than arguments, I shall at once go to the proof, in as far as the documents in my possession, and the returns of convictions by the Magistracy, and the records of the Courts of Quarter Sessions are concerned; leaving the trifling matters connected with the Courts of Assize—over whose statistics I have no control—to speak for themselves in another place.

The population of the Huron District in 1841, was....	5,600	
In 1847, six years thereafter	16,641	Increase, 11,043
In 1848, one year thereafter	20,450	Increase, 3,807
In 1850, two years thereafter	*26,933	Increase, 6,483

The last quotation is nearly independent of the new and fast settling county of Bruce, which, owing to the infancy of its municipal institutions, only returned 360 persons for the townships of Huron and Kincardine, but which may now confidently be assumed to contain from 3000 to 4000 inhabitants—say 3,067—or a total population of the three united counties of 30,000
Being an increase for 1849 and 1850 of 9,550
Or a total increase, since 1841, of..... 24,400

An increase almost incredible, as upon reference to Smith's work on Canada, it will be found that the Huron District has made more rapid progress since its first settlement in 1827, than Lower Canada did in one hundred and four years, its population then being (in 1721) 24,511.

It should be borne in mind that the population of the United Counties, by the census returns, is composed of natives of England, Scotland and Ireland, French-Canadians, British Canadians, Germans, Dutch, United States, and other countries, living in peaceful neighbourhood, all rejoicing under twenty different subdivisions of the Christian faith, but by hypothesis not likely to remain in good fellowship. Daily experience, however, proves the contrary.

As regards the statistics of crime—and really the piccadilloes committed in 1850 do not deserve so high a title—I shall first state those returned in 1848.

Convictions made by Justices in 1848.....		174
Tried at Quarter Sessions.....	13	
Deduct acquitted	7	
		— 6
Total convicted in 1848.....		180
Convictions by Justices in 1850.....		120
Tried at Quarter Sessions.....	1	
Deduct acquitted	1	
		— 120
Decrease of convictions for 1850		60

Amount of fines, penalties or damages, imposed by Justices in 1848,..		£112 19
Amount imposed in 1850	£85 19 1	
Deduct amount remitted	27 18 2	
		58 0 11
Decrease of fines for 1850.....		£ 64 18 9

It is with no invidious feeling that I would here contrast the above with the statistics of crime for the city of Toronto for 1850, the number of parties apprehended there being 1,608, the city having a similar amount of population with the Huron. Such, however, is the melancholy difference between a city and an agricultural population.

In this favoured portion of the province of Upper Canada—blest with a salubrious climate and a fertile soil, watered with crystal springs and brooks in every direction, reposing upon a table land whose natural drainage flows uninterruptedly onwards to the streams and great rivers which intersect it in every quarter towards the noble Huron or lake St. Clair—the energies of the people have been steadily devoted to practical progress and improvement, having in the short period above alluded to brought upwards of eighty thousand acres of the wilderness under cultivation, erected five thousand dwelling houses, fifty-six schools, fourteen churches, twelve grist mills with nineteen run of stones, five oat and barley mills, five distilleries, two breweries, eight tanneries, and twenty-four pot and pearl ash factories.

Among other matters which crowned their industry in 1850, I may shortly state the following productions:—

Wheat.....	292,949	bushels.
Barley.....	13,012	"
Rye.....	2,181	"
Oats.....	215,415	"
Peas.....	54,657	"
Indian corn	5,352	"
Potatoes	210,913	"
Buckwheat.....	673	"
Mangel wurtzel	297	"
Turnips	143,725	"
Hay.....	12,823	tons.
Flax or hemp	7,359	pounds.
Maple sugar	351,721	"
Wool	54,347	"
Fulled cloth	10,303	yards.
Linen or cotton cloth.....	1,197	"
Flannel or other unfulled cloth	41,397	"
Cheese for market.....	7,761	pounds.
Butter for market	58,873	"
Beef or pork for market	1,308	barrels.

And they further rejoice in the possession of the following stock:—

Neat cattle.....	26,260
Horses	2,646
Sheep	20,022
Hogs	14,655

The above gratifying examples speak loudly for the industry of the settlers; and where hired labour can with difficulty be obtained at a high remuneration, notwithstanding the yearly increasing ratio of new comers, and moreover where all are diligently employed in the onward march to happiness and independence, we may truly be thankful to a superintending Providence that prosperity is in the ascendant, and that crime is on the decline.

All which is respectfully submitted by

DANIEL LIZARS,
Clerk of the Peace.

Office of the Clerk of the Peace,
Goderich, May 1851.

* By the Census of 1852, just taken, the population is 37,480; which shows that in the short space of two years the *increase* has been 10,547.

H. ROWSELL, PRINTER, KING STREET, TORONTO.